

# **City of Santa Barbara** Planning Division

## HISTORIC LANDMARKS COMMISSION AGENDA

## SPECIAL JOINT MEETING WITH THE PLANNING COMMISSION & REGULAR MEETING

### AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR. STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Wednesday, July 21, 2010 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS: SUSETTE NAYLOR, Chair

DONALD SHARPE, Vice-Chair

ROBERT ADAMS
LOUISE BOUCHER
MICHAEL DRURY
FERMINA MURRAY
ALEX PUJO

CRAIG SHALLANBERGER

PHIL SUDING

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON: MICHAEL SELF PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor JAKE JACOBUS, Urban Historian

SUSAN GANTZ, Planning Technician GABRIELA FELICIANO, Commission Secretary

Website: www.SantaBarbaraCa.gov

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		HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT	Required	Master Application & Submittal Fee - (Location: 630 Garden Street)
REVIEW		Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.
		Plans - three sets of folded plans are required at the time of submittal & each time plans are revised.
		<u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)
		Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.
		Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable.
		<u>Plans</u> - floor, roof, etc.
		Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions:
		Plans - floor, roof, etc.
		Site Sections - showing the relationship of the proposed building & grading where applicable.
		<u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.
		Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.
		Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions:
		Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.
		Cut Sheets - exterior light fixtures and accessories where applicable.
		Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.
		<u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.
		Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

#### PLEASE BE ADVISED

The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants **arrive 15 minutes early**. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.

The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.

All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.

Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 extension 3311, or by email at SGantz@SantaBarbaraCA.gov. office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

#### LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

E-1 Zone

#### **NOTICE:**

- A. That on Friday, July 16, 2010, at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast can also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking *City TV-18 Live Broadcast*. An archived video copy of this meeting will be viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking *Online Meetings*.

#### **SUBCOMMITTEE MEETING:**

There will be an El Encanto Hotel Subcommittee meeting from 10:00 a.m. to 12:00 p.m. on Wednesday, July 28, in the David Gebhard Public Meeting Room, 630 Garden Street.

#### **GENERAL BUSINESS:**

A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of July 7, 2010.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

#### SPECIAL JOINT MEETING WITH THE PLANNING COMMISSION

#### JOINT CONCEPT REVIEW WITH HISTORIC LANDMARKS COMMISSION

1. 2559 PUESTA DEL SOL

(1:45) Assessor's Parcel Number: 023-271-003

Application Number: MST2010-00166

Owner: Santa Barbara Museum of Natural History

Agent: Suzanne Elledge Planning & Permitting Services

(Currently there is no application on file. Purpose of the project is to provide a public outreach to the HLC and Planning Commission on a proposed revised Conditional Use Permit for an updated Museum of Natural History master plan.)

(Joint public meeting with the Planning Commission to discuss the updated master plan.)

#### **REGULAR MEETING**

#### **RECONSIDERATION HEARING**

#### 2. 100 BLK E CARRILLO ST SEG ID 1509

(3:45) Assessor's Parcel Number: ROW-001-509

Application Number: MST2008-00558 Owner: City of Santa Barbara

Applicant: Jessica Grant, City Project Planner

Landscape Architect: Arcadia Studio

Engineer: Penfield & Smith Engineers, Inc.

(Proposed signal system upgrade at the intersection of Carrillo and Anacapa Streets. The proposal includes new signal poles with mast arms over Carrillo Street, curb extensions and directional ramps, pedestrian signals, relocation of the traffic control equipment cabinet, and landscaping improvements.)

(Reconsideration of Historic Landmarks Commission decision of June 24, 2010.)

#### **FINAL REVIEW**

#### 3. 901 E CABRILLO BLVD

HRC-1/SD-3 Zone

(4:15) Assessor's Parcel Number: 017-313-018

Application Number: MST2008-00313

Owner: Richard Gunner Applicant: Michael Gunner Architect: William La Voie

Architect: Marks Bloxom Architects, Inc.

Landscape Architect: Suding Design Business Name: Santa Barbara Inn

(Proposal for alterations to an existing four-story, 43,354 square foot hotel. The project will consist of the following: change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, partial below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk on the Milpas Street side, and repave and landscape the parking area. The net increase in new floor area is 492 square feet; however, there is a net decrease of 1,082 square feet of Measure E floor area. The project will result in a 43,191 square foot structure. The architectural design has been revised from the original project design which received Preliminary Approval under application MST2004-00052.)

(Final Approval of the project is requested.)

#### PRELIMINARY REVIEW

4. **35 STATE ST** HRC-2/SD-3 Zone

(5:15) Assessor's Parcel Number: 033-102-004

Application Number: MST97-00357 Applicant: MF Santa Barbara, LLC

Agent: Ken Marshall
Architect: DesignARC, Inc.
Landscape Architect: Suding Design

Engineer: Penfield & Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and **118 State Street**. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

(Preliminary Approval of Area "C" at 118 State Street is requested. City Council approved the project on December 11, 2001, and a Substantial Conformance Determination was issued by the City Administrator on April 19, 2010. Project requires compliance with Planning Commission Resolution No. 047-99 and City Council Resolution No. 01-103.)

#### PRELIMINARY REVIEW

5. **1900 LASUEN RD** R-2/4.0/R-H Zone

(6:00)

Assessor's Parcel Number: 019-170-022 Application Number: MST2007-00140 Owner: Orient Express Hotels

Applicant: El Encanto, Inc.

Agent: Suzanne Elledge Planning & Permitting Services

Architect: Henry Lenny Design Studio

Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 5 new cottages with an underground valet parking garage below in the northeast corner; 3) **new Cottages 27 and 28**, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Preliminary Approval of Cottages 27 and 28 is requested. Project requires compliance with Planning Commission Resolution No. 034-09.)

CONSENT CALENDAR – SEE SEPARATE AGENDA